



A Tradition of Stewardship
A Commitment to Service

FILE # P15-00198

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____
TYPE OF APPLICATION: _____
REQUEST: _____

DATE SUBMITTED: _____
DATE PUBLISHED: _____

Project Type: Structure ___ Driveway ___ Road ___ Reservoir ___ Mass Grading ___ Other ___
Other Permits Applied/Pending/Required:
ECP ___ Grading Permit ___ Use Permit ___ Variance ___
SDSDS ___ Groundwater Permit: ___
___ # ___ # ___ # ___ # ___ # ___

Review Agencies: PBES: X County Consultant: ___ Name/Contact: _____

Final Approval: PBES X Date: ___ / ___ / ___ Conditions: Yes ___ No ___

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: NAOKO DALLA VALLE

Telephone #: (707) 944-2676 Fax #: (707) 944-8911 E-Mail: _____

Mailing Address: 7776 Silverado Trail Oakville CA 94576
No. Street City State Zip

Status of Applicant's Interest in Property: OWNER

Property _____ Owner's Name: SAME AS ABOVE

Telephone #: () - _____ Fax #: () - _____ E-Mail: _____

Mailing Address: 7776 Silverado Trail Oakville CA 94576
No. Street City State Zip

Site Address/Location: SAME AS ABOVE
No. Street City State Zip

Assessor's Parcel #: 031-060-024 Parcel Size: 26.61 acres Development Area Size: ±0.5 acres

Slope Range of Development Area: 0 % to 10 %

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

Signature of Applicant _____ Date: ___ / ___ / ___

Signature of Property Owner _____ Date: ___ / ___ / ___

NAOKO DALLA VALLE
Print Name

NAOKO DALLA VALLE
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: \$ _____ Receipt No. _____ Received by: _____ Date: _____

Fees billed to P14-00121

WINERY USE PERMIT MODIFICATION

Dalla Valle Vineyards

7776 Silverado Trail

APN 031-060-024

VIEWSHED STATEMENT

The project is located on a plateau situated above the Silverado Trail on the west side of the Napa Valley. As the project consists primarily of a new building to be located adjacent to an existing winery and residence, from many locations the new construction will be effectively screened by the existing buildings. As viewed from the Oakville Crossroad, however, the existing buildings do not screen so much of the new building, and it is in this area that the new planting proposed as part of the landscape plan are most important, as they will insure that more than 50% of the new structure is screened from view.

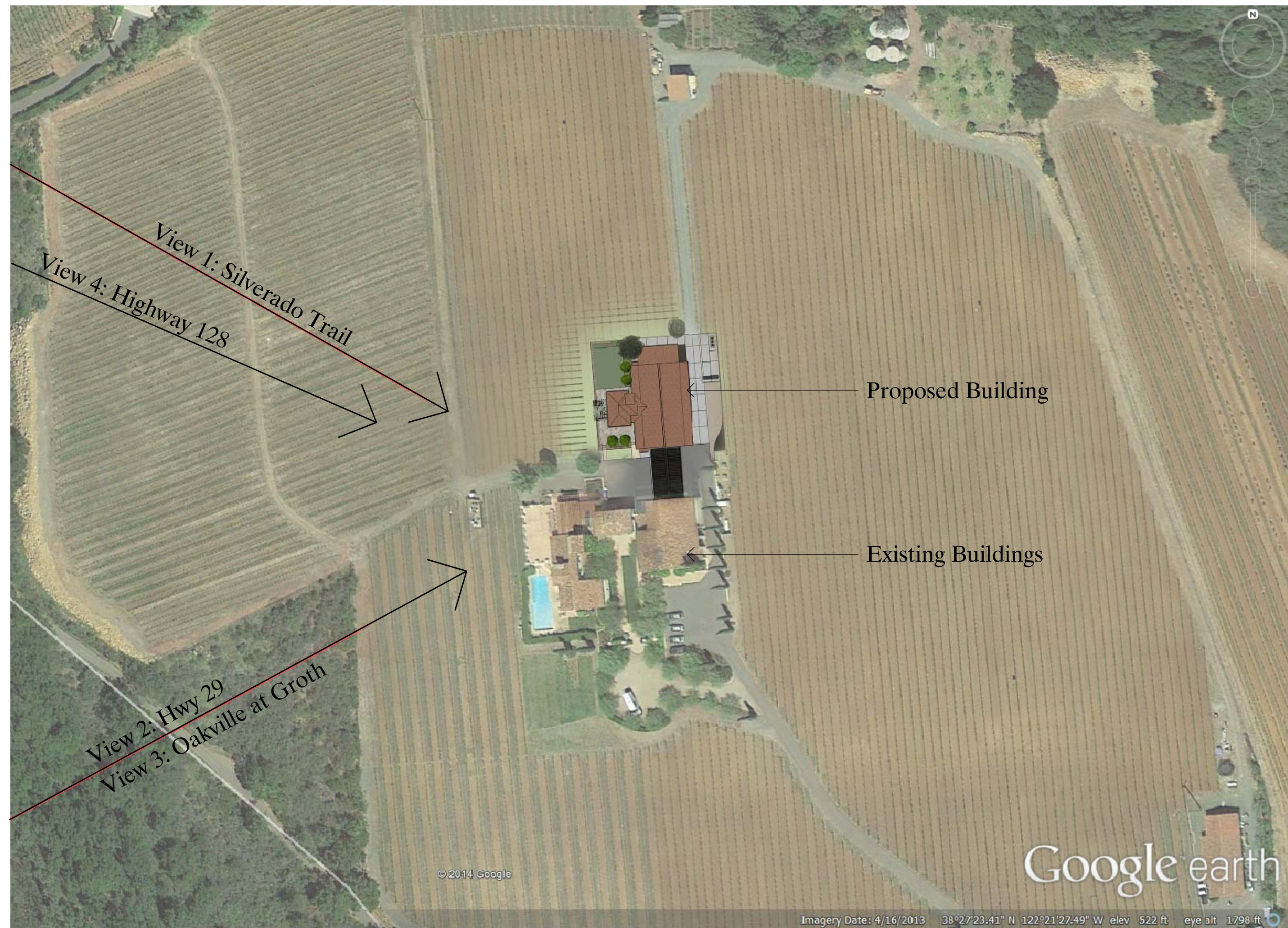
RECEIVED

DEC 4 2014

Napa County Planning, Building
& Environmental Services



1 VIEW DIRECTION MAP: VICINITY
Not to Scale



2 VIEW DIRECTION MAP: SITE
Not to Scale

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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

**Dalla Valle Winery
Barrel Storage Building**

7776 Silverado Trail
Oakville, CA
A.P.N. 031-060-027

PRELIMINARY -
NOT FOR
CONSTRUCTION

Date	5/7/2014
Drawn By	kcs
Checked By	
Project No.	1206
Date	7/1/13
Issue	PRELIM SITE
12/19/13	USE PERMIT
4/10/14	PRELIM. COORD.

VIEW DIRECTION
MAPS

SCALE : none

V1



1 VIEW 1: FROM SILVERADO TRAIL

Before



After



2 VIEW 2: FROM HIGHWAY 29

Before



After

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VIEWSHED
PHOTO-MONTAGES

SCALE : none

V2



1 VIEW 3: FROM OAKVILLE AT GROTH

Before



After



2 VIEW 4: FROM HIGHWAY 128

Before



After

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PRELIMINARY -
NOT FOR
CONSTRUCTION

Date	5/9/2014
Drawn By	kcs
Checked By	
Project No.	1206
Date	7/1/13
Issue	PRELIM SITE
12/19/13	USE PERMIT
4/10/14	PRELIM COORD.
5/9/14	COORDINATION

VIEWSHED
PHOTO-MONTAGES

SCALE : none

V3



1 WEST ELEVATION
1/8" = 1'-0"

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PRELIMINARY -
NOT FOR
CONSTRUCTION

Date	05/28/2015
Drawn By	VNL
Checked By	
Project No.	1206
Date	Issue
7/1/13	PRELIM. SITE
12/19/13	USE PERMIT
4/10/14	PRELIM. COORD.
5/9/14	COORDINATION
7/25/14	COORDINATION
11/25/14	COORDINATION
4/6/2015	GRADING

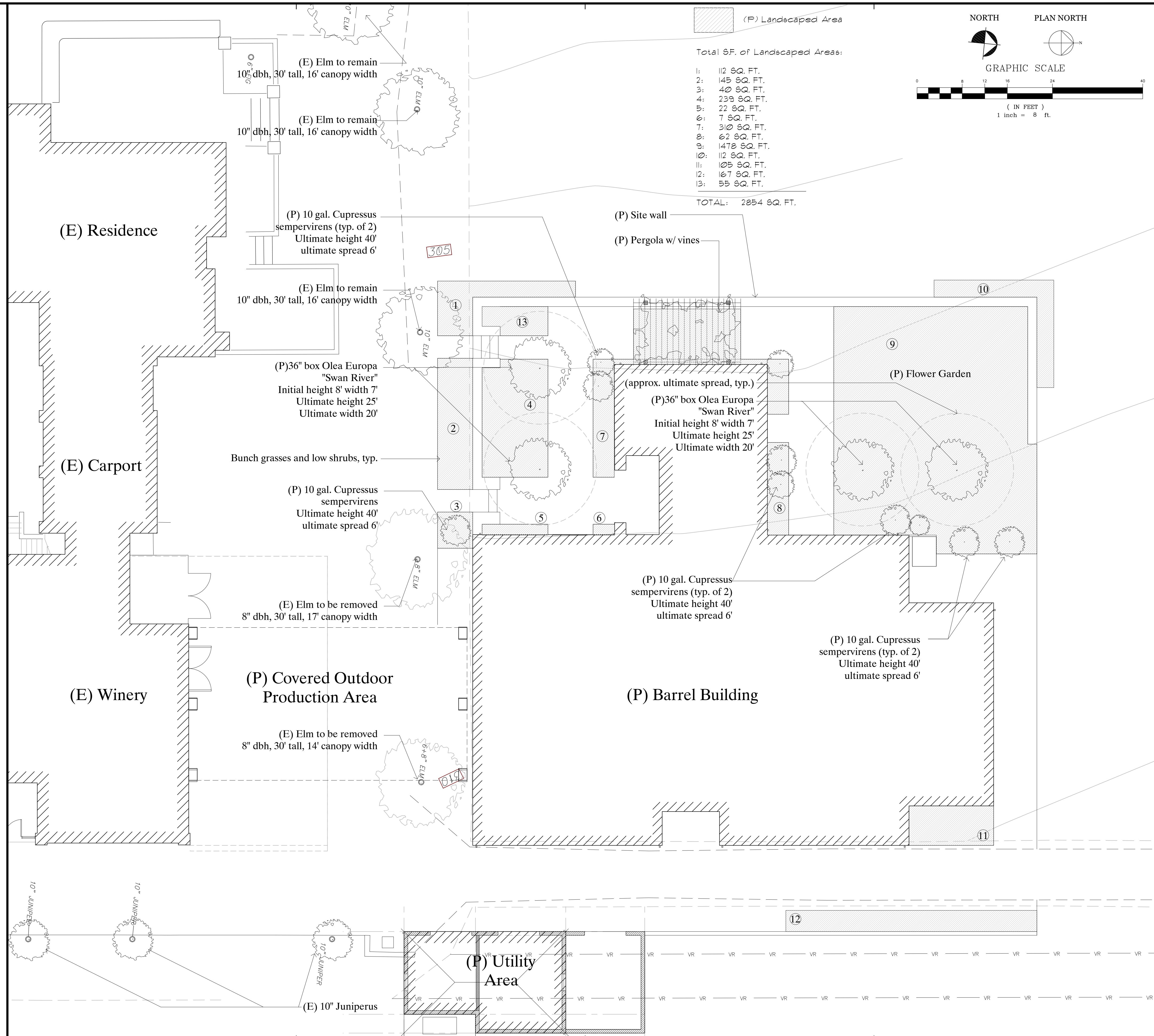
WEST ELEVATION

SCALE : 1/8" = 1'

V4

Landscape Maintenance Program:

1. Install all new plants per "firewise" guidelines, typ.
 2. Provide defensible space from structures for firefighters access. Groundcover, planting bed, pathways or lawn are to occupy this area. Remove any dead tress.
 3. Within 50 feet of structure remove any sick dying and dead trees and remove excessive dead wood and foliage.
 4. Cedrus Deodarus: Plant in late spring or early fall. Irrigate regularly its first year. After that, watering can be reduced. Fertilize in the spring with a 3-1-2 fertilizer. Any pruning desired of lower branches should be in winter.
 5. Olea Europa: Plant the tree as much as 6" above grade as a hedge against any subsidence that may occur over time. The square outline of the boxed root ball should be visible after the tree has been planted, backfill compacted, watered in and the area graded. The planting hole should be no deeper than necessary to keep the crown of the tree 6" above grade. Once the tree has been placed in the planting hole and properly orientated, the bracing and bands can be removed.
- Backfill, tamp and water at a slow rate to help settle and compact soil. Back fill should only consist of native soil or sand amended native soil. A light surface mulch can be incorporated in the top 4" to 6" once back filling, water settling and final grade are established.
- Initial irrigations should be directed towards keeping the transplanted soil root ball moist. If the trees are to be immediately placed on drip irrigation, make sure at least one emitter is near the base of the trunk(s). Where possible flood or basin irrigate transplanted trees for the first couple of irrigations to promote backfill settling and compaction.
6. Cupressus sempervirens: Dig hole shallower than the root ball and at least twice the width. Loosen the soil in the planting hole. Separate the roots gently and position them downward in the hole. The top of the root flare, where the roots end and the trunk begins, should be about an inch above the surrounding soil. Then make sure the tree is exactly vertical in the hole. To make it just right, use a level. Backfill, applying water to remove air pockets. Remove debris like stones and grass and completely break up any dirt clumps. Water again after the transplant is complete. Place mulch around each tree to a depth of 2"-3" up to but not touching the trunk.
 7. Low shrubs, bunch grasses and flower plantings by owner, typ. and are not in contract.
 8. Soils contaminated by construction activities, or debris including but not limited to plaster, cement, paint and solvents shall be removed and replaced by general contractor with fertile, clean sandy loam capable of sustainable healthy plant life.
 9. Trees shall be staked 2-2" dia. x 8' lodgepole pine tree stakes and 2 tree ties, multi stem trees 24" and larger to be guyed with 3 wiree/turnbuckle/stake assemblies per tree.
 10. Landscape contractor shall guarantee all new plantings in contract for the duration of six months. The guarantee period shall begin after the final inspection and approval. Contractor to provide a 60 day established maintenance period from that date.
 11. All new 5 gallon, to 15 gallon plants to have gopher wire protection.



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Issue	PRELIM. COORD.
Date	5/9/14
Issue	COORDINATION
Date	7/25/14
Issue	COORDINATION
Date	11/25/14
Issue	COORDINATION
Date	4/6/2015
Issue	GRADING

LANDSCAPE PLAN

SCALE : 1/8" = 1'-0"

L1